



31/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 10790/2023

नोंदणी :

Regn:63m

गावाचे नाव : उसरघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4352282
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2938500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :; इतर माहिती: सदनिका नं. 2408,24 वा मजला,टाँवर सीएल05-11,माय सिटी फेज 2-क्लस्टर-05-10,11,12 - दिवा मानपाडा रोड,उसरघर,कल्याण,जि. ठाणे,मोजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिकेचे क्षेत्रफळ 38 चौ. मी. कारपेट म्हणजेच 409.02 चौ. फुट झोन नं. 47/148,21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत(टीपीएस -1217/331/सीआर -72/17/युडी -12)((Survey Number : 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/6/ए, 103/6/बी, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/बी, 103/15, 103/16, 103/17, 103/18, 107/2/ए,107/2/बी, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 108/1, 108/3, 134/1, 134/2 :))
(5) क्षेत्रफळ	1) 409.02 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पाचवा मजला, रुणवाल ऍण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंगल समोर, सायन पूर्व, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजु लक्ष्मीनाथ यादव - वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 305, मुंब्रादेवी अपार्टमेंट, न्यु दातिवली रोड, हरिश्चंद्र अपार्टमेंट जवळ, दिवा पूर्व, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BJVPY5120L 2): नाव:-लक्ष्मीनाथ राजाराम यादव . वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 305, मुंब्रादेवी अपार्टमेंट, न्यु दातिवली रोड, हरिश्चंद्र अपार्टमेंट जवळ, दिवा पूर्व, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ADEPY6188N
(9) दस्तऐवज करून दिल्याचा दिनांक	31/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	31/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	10790/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	196000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह.दुय्यम निबंधक कल्याण - ४

क ल न - ४
दस्त क्र. १००८०/२०२३
५/१०२

Sonju Yadav
Jainmal

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 31 day of July in the Christian year Two Thousand and 2023 (hereinafter referred to as the 'Agreement')

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCR1404F), a company incorporated under the Companies Act, 1956, having its registered office at Runwal & Omkar Esquare, 5th floor, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai - 400022, represented by its Authorized Signatory MR. SAURABH SHANKAR NATU, hereinafter referred to as the "OWNERS/PROMOTER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART;

AND

"THE PURCHASER/S" as mentioned in "Annexure F" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case

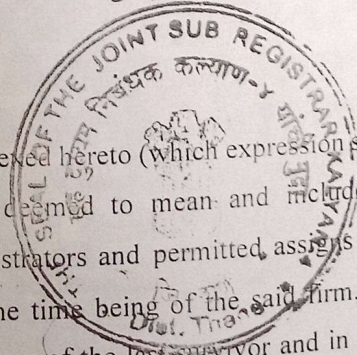
Developers

Page 1 of 150

Purchaser/s

Sonju Yadav

Jainmal



कलन - ४
दस्त क्र १०७६०/२०२३
६/१०२

of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parceners and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**.

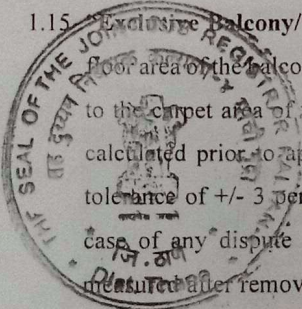
The Owners and the Purchaser/s shall hereinafter collectively be referred to as the 'Parties' and individually as the 'Party'.

WHEREAS: -

- a) By and under a Deed of Conveyance dated 31st December, 2012 executed between Premier Limited ("Premier") as the Vendor of the one part and Horizon Projects Private Limited, being the Owners herein as the Purchaser of the Other Part, Premier sold, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the piece and parcel of land or ground aggregately admeasuring 285716 sq. meters or thereabouts situate lying and being at Village Usarghar, Taluka Kalyan, District Thane, more particularly described in the Part-I of Schedule A hereunder for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31st December, 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-368 of 2013.
- b) By and under another Deed of Conveyance dated 31st December, 2012 executed between "Premier" as the Vendor of the one part and Owner herein of the Other Part, Premiers old, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the piece and parcel of the land or ground aggregately admeasuring 195334 sq. meters or thereabouts situate lying and being at Village Usarghar, Taluka Kalyan, District Thane, more particularly described in the Part-II of Schedule A hereunder for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31st December 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-369 of 2013.
- c) By and under another Deed of Conveyance dated 31st December, 2012 executed between "Premier" as the Vendor of the one part and Owners herein of the Other Part, Premiers old, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the piece and parcel of the land or ground aggregately admeasuring 62,470 sq. meters or thereabouts situate lying and being at Village Sandap, Taluka Kalyan, District Thane, more particularly described in the Part-III of Schedule A hereunder for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31st December, 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-370 of 2013.

including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.

- 1.7 "Building" shall mean the single / multi-storied building as described Recital M herein to be / being constructed by the Owner said Property.
- 1.8 "Building CAM Charges" shall mean the buildings common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Flat / Building at the time of possession as specified in Annexure "I".
- 1.9 "Building Conveyance" shall have the meaning ascribed to it in Clause 18.1 below.
- 1.10 "Building Protection Deposit" shall mean the amounts specified in the Annexure "I".
- 1.11 "Car Parking Spaces" shall mean and includes open/ stilt/covered/ stilt/ stack/ mechanically operated parking spaces car parking spaces.
- 1.12 "Carpet Area" shall mean the net usable area of the Flat including the area covered by the internal partition walls of the Flat but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied / fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.
- 1.13 "Club" shall mean any recreation facility constructed for the use of the purchasers of flats in the Project or the Larger Property.
- 1.14 "Common Areas and Amenities" shall mean the common areas and amenities as are available to and/or in respect of the Building / Larger Property, as the case may be and more particularly described at Annexure "K" (Common Areas and Amenities).
- 1.15 "Exclusive Balcony/ Verandah / Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony or verandah or open terrace as the case may be, which is appurtenant to the carpet area of the flat, meant for the exclusive use of the Purchaser. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell basis) and is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied / fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.



lease Tick

- 1.16 "FEMA" shall have the m
- 1.17 "Flat" shall mean the unit at Annexure "F" (Flat) annexed hereto as Annex
- 1.18 "Land Conveyance" sh
- 1.19 "Project" shall mean the Project may be part of a
- 1.20 "PMC" shall have the r
- 1.21 "Taxes" shall mean an
- 1.22 "Total Consideration" for purchase of Flat al and Purchasers Details
2. PLANS:
The Owners shall con podium and parking " CLO5-11 Owners(hereinafter re accordance with the p or amended by the co and approved by the such variations and required by the conce proposed Floor Spac available to the Own Space Index (FSI) / Property. It being c available by way of i or otherwise howsoe and utilization by the of the same, whether after construction ha document that may b formed in respect of , including the infr "Annexure "H" to b the Purchaser/s hav

Handwritten initials/signature.

Handwritten signature of Sandeep Yadav.

Handwritten initials/signature.

कलन - ४
दस्त क्र. १००२०/२०२३
५६ / १०२

immediately as and when demanded by the Owners and/or to the appropriate authorities all the present/ future/ revised/ new Property/ Municipal Tax, Goods and Service tax, Education cess, Value Added Tax, W.C.T. tax, and/ or any other levies, taxes, cess, surcharge dues, duties, fine, penalty, interest, etc which may be under any name or terminology payable and/ or may become payable due to change/ amendment in the existing laws, rules or due to implementation/ enactment of any new laws/ rules by the local bodies, State Government, Central Government or by any competent authorities. In determining such amount, the decision of the Owners shall be conclusive and binding upon the Purchaser. The Purchaser/s shall pay such amount in additions to any amount mentioned under this agreement or otherwise. On the Purchaser/s committing default in paying any of the amounts as aforesaid, the Owner shall be entitled at its own option to terminate this Agreement.

- f. The Purchaser/s hereby declares that he/she/they/it has perused this Agreement entirely and all the documents related to the said Property and the said Premises and has expressly understood the contents, terms and conditions of the same and the Purchaser/s, after being fully satisfied, has entered and accepted this Agreement.

THE SCHEDULE A ABOVE REFERRED TO
(Description of the said Larger Property)

PART - I

All that piece and parcel of land or ground aggregately admeasuring 2,85,716 sq. mtrs. or thereabouts bearing Survey Nos. 17/1, 17/2, 17/3A, 17/3B, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1 to 4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/3 to 5, 103/6/A, 103/6/ B, 103/7 to 13, 103/14B, 103/15 to 18, 104, 106/2, 106/3, 106/6, 107/2/ A, 107/2/B, 107/3 to 24, 107/25/A, 107/25/B, 107/26/A, 107/26/B, 108/1, 108/2, 134/1, 134/2, 134/3, situate, lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Property.

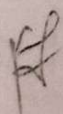
PART - II

All that piece and parcel of land or ground aggregately admeasuring 1,95,334 sq. mtrs. or thereabouts bearing Survey Nos. 93 (part), 103/2, 107/1, 108/3, and 109 (part) situate, lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Property.

PART-III

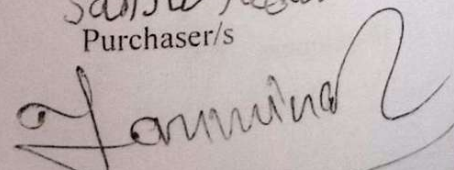
All that piece and parcel of land or ground aggregately admeasuring 62,470 sq. mts or thereabouts bearing Survey Nos. 2 and 21/1 situate, lying and being at Village Sandap, Taluka Kalyan, District Thane, forming a part of the said larger property.

THE SCHEDULE "B" ABOVE REFERRED TO:

Developers 

Page 52 of 150

Sansu Yadav
Purchaser/s



क ल न - ४
दस्त क्र. 9010/2023
५७ / १०२

(Description of the said Property)

All that piece and parcel of land or ground aggregately admeasuring 9852.86 sq.mtrs. forming a part of Larger Property. situate lying and being at Village Usarghar, Taluka Kalyan, District Thane.

IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof the day and year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED

By the within named OWNERS

HORIZON PROJECTS PVT. LTD.

By hand of its Authorized Signatory

MR. SAURABH NATU

As POA Mr. Kishor Kumar Jain

in the presence of

1. राजेश यादव

2. राजेश यादव

For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



SIGNED, SEALED AND DELIVERED

By the within named Purchaser/s

MRS. SANJU LAXMINATH YADAV

MR. LAXMINATH RAJARAM YADAV

in the presence of

1. राजेश यादव

2. राजेश यादव

sanju yadav



Laxminath



SANJU YADAV

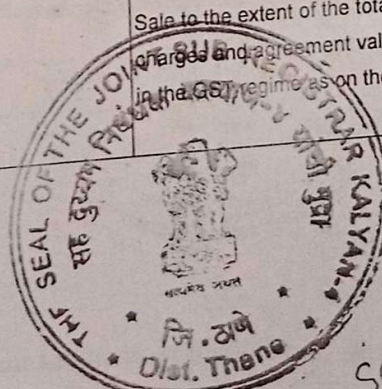
Purchaser/s

Laxminath

ANNEXURE "F"
Flat/Flat Purchaser's Details

क ल न - ४
दस्त क्र. १००००/२०२३
९ / १०२

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MRS. SANJU LAXMINATH YADAV MR. LAXMINATH RAJARAM YADAV
2.	Address of Purchaser/s	FLAT.NO.305, MUMBRA DEVI APARTMENT, NEW DATIWALI ROAD, NEAR HARISHCHANDRA APARTMENT, DIVA EAST, THANE - 400612
3.	Description of the said Flat/ Premises	1 BHK
4.	Project	MY CITY - PHASE II CLUSTER 05(10,11,12)
5.	Building Name	NA
6.	Wing	CL05-11
7.	Floor	24
8.	Flat No.	2408
9.	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or openbalcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s; AND	Carpet area of flat 409.02 sq.ft.Sq. Feet equivalent to 38.00sq.mtr. Sq.mtr. of enclosed/open Flower bed . Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area 41.97sq.ft. sq.mtr. equivalent to 3.90sq. mtrsq.ft. and/or Terrace NA sq.mtr. equivalent to NA sq.ft. for which no additional consideration is payable.
10.	Additional Areas: exclusive to the said Flat / Premises (limited areas and facilities available with the said flat / Premises).	a. NA Sq. Mts b. NA Sq. Mts c. NA Sq. Mts Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	NO CAR PARK
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs 4,352,282/-
13.	Other charges and Deposits	Rs 2,50,678/-
14.	PAN No. of Purchaser/s	BJVPY5120L, ADEPY6188N
15.	Details of Mortgage/Charge as referred in Recital (q) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Ltd for the Project Finance availed by the Owners.
16.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors or reduce floors of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.
17.	Payment of GST	The Consideration amount currently is arrived at after considering the benefit of input credit under GST Laws. In case of non-availability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the flat.



Sanju Yadav
Purchaser/s

[Handwritten Signature]

[Handwritten Signature]
Developers

ANNEXURE "L"

कलन - ४
दस्तक. १००००/२०२३
८७ / १०३



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51700027171

Project: MY CITY PHASE II CLUSTER 5 PART III , Plot Bearing / CTS / Survey / Final Plot No.: 108/1 108/3 107/28 at Usarghar, Kalyan, Thane, 421201;

1. Horizon Projects Pvt Ltd having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 20/11/2020 and ending with 30/06/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 22:01:19

Dated: 08/09/2021
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



